

TRANSFER
TAX
PAIDWARRANTY DEED
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KNOW ALL BY THESE PRESENTS that Foresite, Inc., successor in interest to Rosenthal Investments, Inc., ("Grantor") a Maine corporation with a place of business in Waterville, Kennebec County, Maine, in consideration of One Dollar (\$1.00) and other good and valuable consideration paid by Bourque-Lanigan Post No. 5, The American Legion, ("Grantee"), a nonprofit Maine corporation whose mailing address is PO Box 41, College Avenue, Waterville, Kennebec, Maine the receipt whereof is hereby acknowledged, do hereby GIVE, GRANT, BARGAIN, SELL and CONVEY unto the said Grantee, its successors and assigns forever,

A certain parcel of land, together with any buildings thereon situated in the City of Waterville, County of Kennebec, and State of Maine, situated on the easterly side of College Avenue, the boundaries of which are more particularly located and described as follows:

Beginning at the northwesterly corner of the parcel of land described in the conveyance to Bourque-Lanigan Post No. 5, The American Legion, deed recorded Book 1974, Page 333, Kennebec County Registry of Deeds, on the easterly side of College Avenue, said Point of Beginning marked by a granite stone set over a stone monument;
Thence on a bearing oriented to Grid North, Maine State Plane Coordinate System, West Zone, 1983 NAD, North 21° 8'49" East 89.16 feet along the easterly line of College Avenue;
Thence South 68° 11'32" East 90.00 feet through land of Foresite Inc.,
Thence North 21° 08'49" East 90.00 feet through land of Foresite, Inc., to the southerly line of the parcel of land of the General Services Administration, U. S. Post Office Waterville;
Thence South 68° 11'32" East 300.56 feet along the southerly line of the parcel of land of the General Services Administration, U. S. Post Office, Waterville, to a concrete monument at the westerly side of Front Street
Thence South 02° 13'13" West 115.54 feet along the westerly side of Front Street to the northerly line of said parcel of land of the Bourque-Lanigan Post No. 5, The American Legion;
Thence North 77° 09'20" West 265.41 feet along the northerly line of said parcel of land of the Bourque-Lanigan Post No. 5, The American Legion to an existing 3/4 inch diameter iron rod;
Thence North 78° 08'20" West 167.57 feet along the northerly line of said parcel of land of the Bourque-Lanigan Post No. 5, The American Legion, to the Point of Beginning.

The above description is based upon a Standard Boundary Survey of Property by Paul H. Ruopp, Jr. PLS, Monmouth, Maine, further reference being made to survey and Plan of Standard Boundary Survey of Property of Foresite, Inc., College Avenue, Waterville, dated 01 August, 1998, as part of this description to be recorded of even date herewith.

Parcel contains 51,115 square feet or 1.17 acres.

Said described parcel of land is a portion of the parcel described in the conveyance to Rosenthal Investments, Inc., predecessor in interest to Foresite, Inc. deed recorded Book 947, Page 129, Kennebec County Registry of Deeds.

Together with the right to enter upon remaining land of Foresite, Inc. to remove the building situated partially on the above described parcel and the said remaining parcel of land. Said entry and removal of said building is at the sole risk of the Grantee without harm or expense to the Grantor, herein. Upon

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removal of said building, all debris shall be removed from the site, foundation hole filled and covered.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said Bourque-Lanigan Post No. 5, The American Legion, its successors and assigns forever.

And Grantor COVENANTS with the said Grantee, its successors and assigns, that it is lawfully seized in fee of the premises, that they are free of all encumbrances except as aforesaid, that it has good right to sell and convey the same to the said Grantee to hold as aforesaid, and that it and its successors and assigns shall and will WARRANT and DEFEND the same to the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the said Foresite, Inc., by Robert A. Rosenthal, its President has hereunto set his hand and seal this 2nd day of September, 1998.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

Regina Nappi
Name: *Regina Nappi*

FORESITE, INC.

Robert A. Rosenthal
Robert A. Rosenthal,
Its: President

STATE OF MAINE
Kennebec County, ss.

September 2, 1998

PERSONALLY APPEARED the above-named Robert A. Rosenthal, President of Foresite, Inc. and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of said corporation.

Before me,

Regina Nappi
Name: *REGINA NAPPI*
Attorney at Law/Notary Public

RECEIVED KENNEBEC SS.

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ATTEST: *James Burt Brown*
REGISTER OF DEEDS